

Compliance with Master Plan

The proposed development advances the Master Plan's recommendations regarding housing and residential development in that it creates new housing to help address the quality and condition of the aging housing stock of the Town as recognized in the Master Plan and it creates 13 new affordable units. The master plan also promotes mixed use development in a business district and this development furthers that goal. As pointed out in the Master Plan: "To make mixed-use projects realistic, however, Arlington would have to allow a maximum height greater than thirty-five feet in order to have attractive, marketable buildings over three stories with ground-floor business uses." That reality is consistent with the Applicant's request for a waiver of the height limitation. Also, the Applicant's request for a parking waiver is consistent with the Master Plan's comment that "Off-street parking policies will also need to be reformed to be in line with more urban commercial planning practices. The economic strain of underground parking on small sites will discourage investors, and there is likely less need for excessive parking in a more walkable, transit accessible environment."

We also point the attention of members of the Zoning Board to the letter from the Office of the Select Board to Executive Director Kornegay dated June 14, 2022. That letter states:

- The project is consistent with the Arlington Master Plan and other important Town goals, which highlights the Mass Ave corridor as a key development and redevelopment area. Specifically, the redevelopment of this project site provides the opportunity to create a mix of residential and commercial activity in a "B2" Business District, remediate and improve connections to the Mill Brook, and connect to both the Bikeway and transit options while increasing the Town's supply of affordable housing;
- The project would create ownership-oriented affordable housing consistent with Arlington's Housing Production Plan adopted recently by the Arlington Redevelopment Board ("ARB") and Select Board.
- Consistent with Smart Growth Criteria, the project as designed concentrates development and mix uses, contributing to revitalization of a neighborhood, expanding housing opportunities, providing transportation choice, and planning regionally.
- Of particular note in favor of project eligibility, of the 1,301 homes on the Town's subsidized housing inventory, only 15 are ownership units. This project would create 13 affordable homeownership units—nearly doubling the Town's current number of affordable homeownership opportunities.
- Further, consistent with many of Arlington's plans and goals, the proposed project is within walking distance of transit, retail, restaurants, a grocery store, and parks and recreational locations. The variety of transportation options – walking, bicycling, and automotive – offered on a main thoroughfare is also consistent with Town and Smart Growth goals and criteria.